



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

November 25, 2008

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**FISCAL YEAR-END REPORT, REPORT OF IN-KIND CONTRIBUTIONS, AND UPDATED
DEVELOPER FEE FOR THE BENEFIT OF THE CONSOLIDATED FIRE PROTECTION
DISTRICT OF LOS ANGELES COUNTY (3RD AND 5TH DISTRICTS) (3 VOTES)**

SUBJECT

The Consolidated Fire Protection District has completed its annual review of the Developer Fee Program, and is making recommendations to update the developer fee amounts in the three Areas of Benefit and the City of Calabasas, to update certain exemptions to the developer fee, and to update the Developer Fee Detailed Fire Station Plan. In addition, we have prepared the annual Developer Fee Funds Fiscal Year-End Report for your Honorable Board's approval.

IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:

- 1) Find that updating the Developer Fee Program is exempt from the California Environmental Quality Act (CEQA) in that it increases fees for capital projects necessary to maintain services within existing service areas, CEQA Guidelines Section 15273(a)(4).
- 2) Adopt the attached resolution updating the Developer Fee Program which:
 - a) Approves the 2008 Developer Fee Update Fee Calculation Summary which would increase the developer fee amounts effective February 1, 2009, for the unincorporated areas of each of the three Developer Fee Areas of Benefit and the City of Calabasas. The updated amounts reflect current average costs associated with land acquisition,

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY

DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLENDALE
HAWAIIAN GARDENS
HAWTHORNE

HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRVINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWNDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

fire station construction, apparatus, equipment, and administration in each of the three Areas of Benefit as follows: Area of Benefit 1 (Malibu/Santa Monica Mountains and the City of Calabasas) - \$.9296 per square foot; Area of Benefit 2 (Santa Clarita Valley) - \$.9550 per square foot; and Area of Benefit 3 (Antelope Valley) - \$.8620 per square foot; and

- b) Updates the Developer Fee Program exemptions to eliminate the rural exemption, but to add exemptions for certain types of development not classified as a building; and
- c) Approves the Developer Fee Detailed Fire Station Plan dated October 2008; and
- d) Approves the Consolidated Fire Protection District (District) Developer Fee Funds 2007-08 Fiscal Year-End Report.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On July 12, 1990, your Honorable Board adopted a resolution establishing a County of Los Angeles Developer Fee Program for the benefit of the District. The Developer Fee Program was implemented August 1, 1990, to fund the acquisition, construction, improvement, and equipping of fire station facilities in the high-growth, urban-expansion areas of the District. The Resolution provides that the District will conduct annual evaluations of the Developer Fee Program and make appropriate recommendations to your Board.

In addition, on September 4, 2007, your Board adopted a Joint Exercise of Powers Agreement between the County of Los Angeles and the City of Calabasas wherein the County and City jointly agreed to exercise the power to levy the developer fee in the City and the City authorized your Honorable Board to conduct all proceedings in connection with the levy of the fee, and any modifications of the fee amount, within the City.

Developer Fee Amount Update:

The current developer fee amounts were approved by your Board in November 2007 and became effective February 1, 2008. The proposed developer fee update would implement an increase of the developer fee amount for the unincorporated areas of each of the three Developer Fee Areas of Benefit and the City of Calabasas based on the fire station development cost factors pertinent to each area. The rate increase will be effective February 1, 2009. While the rates for all three Areas of Benefit and the City of Calabasas are comprised of the same equipment and administrative costs, the costs associated with land and fire station development differ for each Area of Benefit.

Following is a summary of the factors used to determine the land and fire station development cost components of the developer fee amount for each Area of Benefit and the City of Calabasas.

Area of Benefit 1 (Malibu/Santa Monica Mountains) and the City of Calabasas:

Current Fee = \$.9223; Proposed Fee = \$.9296 - This amount is based on the appraisal of the land for Fire Station 89 in Agoura Hills only, which is in Area of Benefit 1 (prorated to reflect the value of a one acre site). In addition, the construction costs are for our current cost to construct a medium-sized station.

Area of Benefit 2 (Santa Clarita Valley): Current Fee = \$.9341; Proposed Fee = \$.9550 -

This amount includes the average appraised value for land for three planned fire stations in the Santa Clarita Valley area. Due to the large number of new fire stations anticipated to be required within this area in the future, the construction costs include a prorated share for battalion and division headquarters stations.

In addition, the District will incur financing costs for the development of six of the planned fire stations in the Santa Clarita Valley Area. Consequently, the developer fee calculation for Area of Benefit 2 includes a finance charge component as well.

Area of Benefit 3 (Antelope Valley): Current Fee = \$.8546; Proposed Fee = \$.8620 - This amount includes the average appraised land value for two fire stations which we are developing in the City of Palmdale. Due to the growth potential in the Antelope Valley, the construction costs for this area include a prorated share for battalion and division headquarters stations as well.

Update to Developer Fee Exemptions

The Report on a Developer Fee Plan for the Consolidated Fire Protection District of Los Angeles County dated March 1990, which was accepted by your Board by Resolution on July 21, 1990, states that developer fees would not be levied on, among other things, "rural land in the General Plan." The isolated, small areas designated as rural communities in the General Plan are delineated in the General Development Policy Map of the County of Los Angeles General Plan dated November 1980.

While certain communities were described as rural in 1980, much of the growth that has occurred over the last 18 years since the inception of the Developer Fee Program is dispersed within the rural, or non-urban, areas in the Areas of Benefit. The growth in and surrounding small rural communities has as much impact on the need for fire protection as development on any other land use category. Though development has recently slowed down in all Areas of

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Benefit, when the growth resumes, three additional fire stations will be needed in areas that are categorized now as rural or non-urban. These three stations are included in the Developer Fee Detailed Fire Station Plan and are identified as Stations 142, 174, and 180. It is therefore no longer reasonable to provide an exemption for land in areas solely on the basis that the land is, or was when a planning map was approved, located in a rural community. All development, regardless of its land use category, should contribute to the construction of new facilities within the Areas of Benefit. Accordingly, we are requesting the elimination of the rural land exemption.

There are some additional refinements to the applicability of the developer fee that are being recommended. Currently, the developer fee is applied to improvements "under roof." There are certain development types, however, that we have found do not contribute to the cumulative impact of development, and we propose that they be exempt from the developer fee requirement in the future. Those development types include: canopies used for hay and/or feed storage; pipe corrals, shaders and/or shelters used exclusively for livestock (i.e., "mare motels"); green houses; cell towers; and equipment shelters and similar development types not classified as a "building" as determined by the District that do not add to the cumulative impact of development. Structures of any kind which are intended for the use of storage and require a building permit remain subject to the imposition of the developer fee.

Detailed Fire Station Plan Update:

Pursuant to Government Code Section 66000, et seq., the District has updated the Developer Fee Detailed Fire Station Plan (Fire Station Plan) to reflect fire station requirements based upon the most current growth projections in the designated Developer Fee Areas of Benefit (Attachment A to the Resolution). The Fire Station Plan identifies 22 additional permanent fire stations and 1 temporary facility that will be developed within the Developer Fee Areas of Benefit as well as additional apparatus, the need for which is directly related to development in these areas.

Fiscal Year-End Report:

Government Code Sections 66001 and 66006, respectively, require certain findings to be made with respect to any unexpended developer fee revenues and that within 180 days of the close of each fiscal year the District makes available to the public specific information for each separate account or fund established for developer fee revenues. In accordance with these requirements, the District's Developer Fee Funds 2007-08 Fiscal Year-End Report has been prepared (Attachment C to the Resolution).

Report of In-Kind Contributions:

On August 28, 2001, your Board authorized the Fire Chief of the District to approve agreements with developers for acceptance of in-kind contributions for development impact mitigation and directed the Fire Chief to report annually on all such agreements. However, there were no agreements for in-kind contributions approved by the Fire Chief in Fiscal Year 2007-08.

Implementation of Strategic Plan Goals

The update of the developer fee amount and Detailed Fire Station Plan addresses Goal No. 1, "Service Excellence," of the County's Strategic Plan which guides us to "Implement programs to improve the efficiency, quality, and responsiveness of County services to all residents." In this case, updating the developer fee amount to reflect our current costs for fire station development would provide a revenue stream proportionate to the amount of development occurring in our Areas of Benefit, which should enable the District to develop fire stations in a timely manner.

FISCAL IMPACT/FINANCING

The Developer Fee Program provides a revenue source from which to fund essential fire station facilities and equipment in the areas of urban growth. Increasing the fee amounts in the unincorporated areas of the three Areas of Benefit and the City of Calabasas will enable the District to fully fund the development of new fire stations proportionate to the need necessitated by growth. Without the requested developer fee increase, fire station construction will be outpaced by development resulting in insufficient fire protection for the growth areas.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Developer Fee Update - Pursuant to Government Code Sections 66002 and 66018, notice of the public hearing to update the developer fee amount and the capital improvement plan must be published in a newspaper of general circulation in the three Areas of Benefit and the City of Calabasas. This procedure exceeds the requirements of Government Code Sections 6061 and 65090 relating to the notice of the public hearing. The Developer Fee Program is exempt from the provisions of Proposition 218.

The Joint Exercise of Powers Agreement between the County of Los Angeles and the City of Calabasas dated September 4, 2007, authorizes implementation of the Developer Fee Update within the City of Calabasas by your Honorable Board.

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The Auditor-Controller has reviewed the updated fee amounts and found them reasonable. A summary of the fee calculations is Attachment B to the Resolution. County Counsel has approved as to form the attached Resolution updating the Developer Fee Program.

Fiscal Year-End Report - Pursuant to Government Code Section 66006, for each separate fund established by the District for developer fee revenues, the District is required to make available to the public the following information:

- A description of the type of fee in the fund.
- The amount of the fee.
- The beginning and ending balance of the fund.
- The amount of fees collected and the interest earned.
- An identification of each public improvement on which fees were expended and the amount of the expenditures.
- The approximate date by which construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.
- A description of each interfund transfer or loan made from the fund.
- The amount of any refunds made.

In addition, Government Code Section 66001 requires findings to be made once every five years with respect to unexpended developer fee revenues in connection with the public information requirements of Government Code Section 66006. These findings are included in the attached Developer Fee Fund 2007-08 Fiscal Year-End Report.

CONTRACTING PROCESS

Not applicable.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The updated fee amounts will be imposed in the unincorporated areas in the three Developer Fee Areas of Benefit and the City of Calabasas effective February 1, 2009. The updated developer fee amounts will be imposed in the cities of Malibu, Santa Clarita, Lancaster, and Agoura Hills upon adoption by the cities of a resolution updating the fee amounts.

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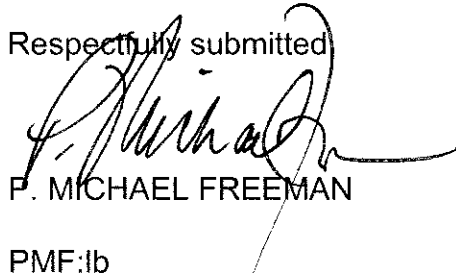
ENVIRONMENTAL REVIEW

This project is statutorily exempt per Section 15273 (a)(4) of the California Environmental Quality Act Guidelines developed by the State Office of Planning Research in that it increases fees for capital projects necessary to maintain services within existing service areas.

CONCLUSION

Upon conclusion of the public hearing, please instruct the Executive Officer of the Board to return two (2) copies of this letter with the adopted Resolution to the Consolidated Fire Protection District.

Respectfully submitted

A handwritten signature in black ink, appearing to read "P. Michael Freeman", is written over the typed name.

P. MICHAEL FREEMAN

PMF:lb

Attachments (2)

c: Chief Executive Officer
County Counsel
Auditor-Controller

Notice of Exemption

Appendix E

To: ☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: (Public Agency) Consolidated Fire Protection District
1320 N. Eastern Ave.

(Address)
Los Angeles, CA 90063

☒ County Clerk
County of Los Angeles

Project Title: Fiscal Year-End Report, Report of In-Kind Contributions and Updated Developer Fee for the Benefit of the Consolidated Fire Protection District of Los Angeles

Project Location - Specific: Unincorporated areas of each of the three Developer Fee Areas of Benefit and the City of Calabasas. Area of Benefit 1- Malibu/Santa Monica Mountains and the City of Calabasas; Area of Benefit 2 - Santa Clarita Valley; and Area of Benefit 3 - Antelope Valley

Project Location - City: Various Project Location - County: Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project:

The Developer Fee Program was implemented August 1, 1990, to fund the acquisition, construction, improvement, and equipping of fire station facilities in the high-growth, urban-expansion areas of the District. The District must conduct annual evaluations of the Developer Fee Program and make appropriate recommendations for Board approval.

Name of Public Agency Approving Project: Los Angeles County Board of Supervisors

Name of Person or Agency Carrying Out Project: Consolidated Fire Protection District of Los Angeles County

Exempt Status: (check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☐ Categorical Exemption. State type and section number:
☒ Statutory Exemptions. State code number:

Reasons why project is exempt: This project is statutorily exempt per Section 15273 (a)(4) of the California Governmental Quality Act Guidelines developed by the State Office of Planning Research in that it increases fees for capital projects necessary to maintain services within existing service areas.

Lead Agency

Contact Person Lorraine Buck

Area Code/Telephone/Extension: 323 - 881-2404

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Frank Wilder Date: 10-7-08 Title: Chief, Forestry Division

☐ Signed by Lead Agency

Date received for filing at OPR:

☒ Signed by Applicant

Revised October 1989

**IN THE MATTER OF FINANCING FOR
FIRE PROTECTION FACILITIES**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES TO UPDATE THE COUNTY OF LOS ANGELES
DEVELOPER FEE PROGRAM FOR THE BENEFIT OF THE CONSOLIDATED FIRE
PROTECTION DISTRICT OF LOS ANGELES COUNTY AND TO CONSIDER
THE DEVELOPER FEE FUNDS 2007-08 FISCAL YEAR END REPORT**

WHEREAS, on July 12, 1990, the Board of Supervisors of the County of Los Angeles approved and adopted a County of Los Angeles Developer Fee Program for the benefit of the Consolidated Fire Protection District of Los Angeles County (Developer Fee Program) in Area of Benefit 1, Malibu/Santa Monica Mountains, Area of Benefit 2, Santa Clarita Valley, and Area of Benefit 3, Antelope Valley (collectively, "Areas of Benefit") effective August 1, 1990, which Developer Fee Program is to be updated annually thereafter; and

WHEREAS, the City of Calabasas is located in the Malibu/Santa Monica Mountains Area of Benefit and the City Council of the City of Calabasas has entered into a Joint Powers Agreement with the County of Los Angeles in which the City and County jointly agreed to exercise the power to levy the Developer Fee in the City and to authorize the Board of Supervisors to conduct all proceedings in connection with the levy of fees and modifications of the fee amount within the City; and

WHEREAS, the County of Los Angeles desires to update the Developer Fee Program in the Areas of Benefit, which includes the amount of the fee and the Developer Fee Detailed Fire Station Plan, in accordance with Government Code Section 66000 et seq.; and

WHEREAS, the need for increased fire service resources to maintain fire protection services is generated by the progress of development; and

WHEREAS, proposed developments in areas which are designated in the Los Angeles County General Plan as urban expansion areas and areas identified as emerging expansion areas require additional fire protection resources to maintain fire protection services; and

WHEREAS, certain communities within the urban expansion areas which were considered rural during the inception of the developer fee program have experienced continual growth contributing to the cumulative impact on services provided by the Consolidated Fire Protection District (District) thereby necessitating the addition of three fire stations to the developer fee detailed fire station plan; and

WHEREAS, there are certain types of development, which are not classified as buildings and which do not contribute to the cumulative impact on District services, which should be exempt from the imposition of the Developer Fee; and

WHEREAS, without additional fire stations and equipment, there will be insufficient resources to maintain an adequate level of fire protection services in areas of emerging urban expansion in Los Angeles County; and

WHEREAS, the Areas of Benefit of the Malibu/Santa Monica Mountains, the Santa Clarita Valley, and the Antelope Valley are emerging urban expansion areas; and

WHEREAS, funding of fire protection services to accommodate emerging urban expansion in the Areas of Benefit of the Malibu/Santa Monica Mountains, the Santa Clarita Valley, and the Antelope Valley is inadequate and will continue to be inadequate without additional funding sources; and

WHEREAS, property tax revenues are not available when needed, as they are generated after development occurs, and are insufficient to fund the development and operation of fire protection facilities to address fire protection service demands in emerging urban expansion areas; and

WHEREAS, the Consolidated Fire Protection District of Los Angeles County has prepared the updated Developer Fee Detailed Fire Station Plan dated October 2008, the 2008 Developer Fee Update Fee Calculation Summary, and the Developer Fee Funds 2007-08 Fiscal Year-End Report.

NOW, THEREFORE, the Board of Supervisors resolves, finds, and determines that:

1. The foregoing recitals are true and correct.
2. The Developer Fee Program is for the purpose of generating funds for capital projects necessary to maintain fire protection services within the existing service areas of the Consolidated Fire Protection District of Los Angeles County, and is statutorily exempt per Section 15273 (a)(4) of the California Environmental Quality Act Guidelines developed by the State Office of Planning and Research.
3. The exemption of developer fees on developments on rural land included in the Resolution to Accept the Report on a Developer Fee Plan for the Consolidated Fire Protection District of Los Angeles County and to Declare the Intention to Designate Areas of Benefit as adopted April 3, 1990, was for the purpose of exempting small, isolated rural developments that did not impact the need for additional fire protection services. However, much of the growth that has occurred since 1990 has been dispersed within the rural, or non-urban, areas in the Areas of Benefit and the growth in and surrounding small rural communities has had as much cumulative impact on

the services provided by the District as surrounding land use categories. To address the cumulative impact in these areas, three additional fire stations have been included in the Developer Fee Detailed Fire Station Plan to be funded with developer fee revenue. Therefore, it is no longer reasonable to provide an exemption for area specific development. Accordingly, the exemption for development on rural land is being eliminated. Additionally, there are certain types of development which have been found to not have a cumulative impact on District services such as, canopies used for hay storage, shelters used exclusively for livestock, green houses, cell towers, and certain equipment shelters. These types of developments will no longer be subject to the Developer Fee. However, structures of any kind which are intended for the use of storage are not exempt from the imposition of the Developer Fee.

4. On _____, 200_, a public hearing was held to update the Developer Fee Program and to consider: 1) the updated Developer Fee Detailed Fire Station Plan dated October 2008 (Attachment A) attached hereto and incorporated herein, which serves as the capital improvement plan and describes the acquisition, construction, installation, and equipping of fire stations; 2) the 2008 Developer Fee Update Fee Calculation Summary (Attachment B) attached hereto and incorporated herein, which imposes a separate fee calculation for each Area of Benefit based upon actual fire station development costs experienced in each of the three areas; and 3) the Developer Fee Funds 2007-08 Fiscal Year-End Report (Attachment C).
5. Based upon the foregoing recitals, the updated Developer Fee Detailed Fire Station Plan dated October 2008, and the 2008 Developer Fee Update Fee Calculation Summary, there are reasonable relationships between: 1) the Developer Fee's use and the type of development projects on which the Developer Fee is imposed; 2) the need for fire station facilities and the type of development project on which the Developer Fee is imposed; and 3) the amount of the Developer Fee and the cost of all or a portion of the fire station facilities attributable to the development on which the Developer Fee is imposed.
6. The Board of Supervisors approves and adopts the updated Developer Fee Program in the Areas of Benefit for the benefit of the Consolidated Fire Protection District of Los Angeles County as follows:
 - a) the updated Developer Fee Detailed Fire Station Plan dated October 2008 is approved and adopted;
 - b) the 2008 Developer Fee Update Fee Calculation Summary is approved and adopted;
 - c) the Developer Fee Funds 2007-08 Fiscal Year-End Report is approved and adopted;

d) the updated Developer Fee amounts per square foot of the new floor areas of buildings of \$.9296 in Area of Benefit 1 and the City of Calabasas, \$.9550 in Area of Benefit 2, and \$.8620 in Area of Benefit 3 are approved and shall become effective in the unincorporated areas within the Areas of Benefit and the City of Calabasas on February 1, 2009;

e) Development on rural land will no longer be exempt from the imposition of the Developer Fee. Exemptions to the developer fee will be provided to the following development types which do not impact District services: canopies used for hay and/or feed storage; pipe corrals, shaders and/or shelters used exclusively for livestock (i.e., "mare motels"); green houses; cell towers; equipment shelters and other similar development types not classified as "buildings" as determined by the District. Structures of any kind which are intended for the use of storage and require a building permit are not exempt from the imposition of the Developer Fee.

f) all other terms and provisions of the Developer Fee Program as previously adopted by the Board of Supervisors of the County of Los Angeles shall remain unchanged and in full force and effect.

The foregoing resolution was adopted on the _____ day of _____, 200_, by the BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES.

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors

By _____
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, Jr.
County Counsel

By 
Deputy

RAYMOND G. FORTNER, JR. is hereby authorized to execute this resolution on behalf of the County of Los Angeles.

DEVELOPER FEE DETAILED FIRE STATION PLAN

FOR THE

**COUNTY OF LOS ANGELES DEVELOPER FEE PROGRAM
FOR THE BENEFIT OF THE
CONSOLIDATED FIRE PROTECTION DISTRICT
OF LOS ANGELES COUNTY**

OCTOBER 2008

DEVELOPER FEE DETAILED FIRE STATION PLAN

PREFACE

This Developer Fee Detailed Fire Station Plan (Plan) reflects the Consolidated Fire Protection District's (District) fire service requirements as of October 2008 based upon growth projections and contacts with cities and developers who have shared their development plans with the District.

The Plan identifies 22 additional fire stations, one temporary fire station, and the necessary capital equipment that will be required in the Areas of Benefit as well as the anticipated costs and time frames provided that development occurs as expected. The anticipated costs identified in the Plan will be funded by Developer Fee revenues or funds which the District has advanced from other sources. These advances will be repaid when sufficient Developer Fee revenue is generated.

<u>Terms Used in Plan</u>	<u>Explanation</u>
Fire Station/Location	In most cases a site has not yet been purchased; the locations are therefore approximate.
Anticipated Capital Projects Costs	<ul style="list-style-type: none">• Where actual costs are not yet available, the anticipated capital projects costs are based upon the District's current cost experienced for construction, land and equipment.• Apparatus cost includes the full cost of the apparatus as well as outfitting and equipment costs.• No District overhead costs nor an inflation factor have been applied; all figures are based on current costs.• Developer Fee credit may be granted for the conveyance of a site, apparatus, or construction of a fire station to help offset the impact of development on the District.
Project Cost Estimate	Based on costs for fire stations currently under development which include plans and specifications, consultant services, plan check, permit and inspection fees, construction, and project management.
Amount Budgeted	The amount budgeted could be from Developer Fee funds collected or may be advanced from District general revenues. All advances made by the District are to be repaid when Developer Fee revenues are sufficient. If no amount is budgeted, the development of the fire station may be delayed until Developer Fee revenues are sufficient to fund the site acquisition and/or construction of the fire station.
Fiscal Year	The Fiscal Year period begins July 1 and ends June 30.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - SEPTEMBER 2008**

FACILITIES IN PROGRESS

Fire Station/ Location	Remaining Capital Project Costs	F.Y. 2008-09 Amt. Budgeted/ Funding Source	Size (sq. ft.) Equipment and Staffing	Comments/Status
Fire Station 108 28799 Rock Canyon Road Santa Clarita Valley	Station Dev. Costs \$7,399,151 Apparatus 493,744 <hr/> Total \$7,892,895	\$984,000 Developer Fee	4,982 Engine	Developer, Pacific Bay Properties, conveyed site for Developer Fee credit in the amount of \$200,000. Construction is underway. It is anticipated that the station will be operational in the fall of 2008.

STATION OPERATIONAL, REPAYMENT TO DISTRICT PENDING:

Fire Station/ Location	Capital Project Costs Expended	Total Repayment Amount Owed District	Size (sq. ft.) Equipment and Staffing	Comments/Status
Fire Station 89 29575 Canwood Street Agoura Hills, CA	Station Dev. Costs \$6,353,265 Apparatus 0 <hr/> Total \$6,353,265	\$2,845,742	10,800 sq. ft. Engine 265 Squad 65 Bn HQ Training Room	Engine 265 and Squad 65 were transferred to provide staffing. Station was completed and operational in 2006 and funded by District and developer fee revenues. District is to be reimbursed for station development costs through future developer fee revenues generated in this area.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - SEPTEMBER 2008**

**INITIATING PRIORITY YEAR*: 2008-09
TARGET OCCUPANCY**: 2010-11**

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2008-09 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 104 Golden Valley Rd. & Sociedad Cyn. Rd. City of Santa Clarita	Land Project cost est. \$ 3,000,000 Apparatus 9,391,522 493,744 Total \$ 12,885,266	Long or Short Term Financing*** \$17,508,000 Developer Fee/Dist	10,857 Haz Mat Task Force	This station will replace temporary Fire Station 104. It is anticipated the land will be acquired in 2008-09. The Haz Mat Task Force from Fire Station 76 will be relocated to this station; the apparatus cost is for the replacement engine that will be needed at Fire Station 76.
Fire Station 128 28450 Whites Canyon Rd. Santa Clarita Valley	Land Project cost est. \$ - Apparatus 8,399,344 654,580 Total \$9,053,924	Long or Short Term Financing*** \$10,732,000 Developer Fee/Dist	9,710 Engine Squad	Site anticipated to be conveyed to the District by the developer, Shapell Industries (VTM 46018) for developer fee credit in 2008-09.
Fire Station 132 Wes Thompson Ranch 29310 Sand Canyon. Rd. Santa Clarita Valley	Land Project cost est. \$ - Apparatus 8,399,344 - Total \$8,399,344	Long or Short Term Financing*** \$9,834,000 Developer Fee/Dist	9,710 Engine	Ownership of the fire station site should be conveyed by K Hovnanian (VTM 49621) to the District in 2008-09. Apparatus will be transferred from temporary Fire Station 132.
Fire Station 143 28580 Hasley Canyon Road Santa Clarita Valley	Land Project cost est. \$ - Apparatus 8,399,344 493,744 Total 8,893,088	Long or Short Term Financing*** \$10,488,000 Developer Fee/Dist	9,710 Engine	Land will be conveyed by developer, Newhall Land and Farming (PM 20685), for developer fee credit. Anticipated conveyance of site in 2008-09.
Fire Station 150 Golden Valley Road, east of Hwy. 14 Santa Clarita Valley	Land Project cost est. \$ - Apparatus 16,572,053 654,580 Total 17,226,633	Long or Short Term Financing*** \$19,347,000 Developer Fee/Dist	19,158 Engine Quint 104 Squad BC HQ AC HQ	Land to be conveyed by developer, Pardee Homes (VTM 52414). Anticipated conveyance in 2008-09. Q104 will be transferred from temporary Fire Station 104 to FS 150. Apparatus cost is for a squad and an engine.

**INITIATING PRIORITY YEAR*: 2008-09
TARGET OCCUPANCY**: 2010-11**

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2008-09 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 156 24505 Copper Hill Drive Rye Canyon Area Santa Clarita Valley	Land Project cost est. \$ - Apparatus 9,335,296 0 Total \$ 9,335,296	Long or Short Term Financing*** \$12,225,000 Developer Fees/Dist.	10,792 Engine	Land will be acquired from Newhall Land for a fire station site in a commercial center in exchange for developer fee credit. Apparatus will be transferred from Temporary Fire Station 156.
Fire Station 174 Neenach Fire Station Antelope Valley	Land Project cost est. \$ 212,500 Apparatus 2,491,258 0 Total \$2,703,758	Developer Fees	2,880 Engine	The Fire Department is in the process of identifying potential sites to purchase for a call fire station.
Antelope Valley	Apparatus \$1,976,010		2 Quints	Due to the amount of development that has occurred in the Antelope Valley, two quints will be acquired and placed in fire stations within the Antelope Valley.

In addition, land acquisition only will be initiated for the following three fire stations. Early land acquisition will ensure that the future fire stations will be optimally placed when these areas develop in the future. The progress of development in these areas will be monitored for timing of the future construction of these stations:

PMDL -A Avenue S and Tierra Subida Unincorporated Palmdale Area	Land \$ 212,500			The Fire Department is in the process of identifying potential sites for acquisition.
PMDL -B Pearblossom Hwy/47th Street E Unincorporated Palmdale Area	Land \$ 212,500			The Fire Department is in the process of identifying potential sites for acquisition.
Fire Station 142 Crown Valley/Sierra Highway Antelope Valley	Land \$ 531,250			The Fire Department is in the process of identifying potential sites for acquisition. A larger site will be acquired to accommodate a future helispot at the station.

*Initiating Priority Year refers to the fiscal year that the land acquisition or construction of the fire station is anticipated to begin.

**Target Occupancy is approximately one to two years from the actual start of construction.

***The District intends to finance costs that exceed the developer fee funds available within Area 2 - Santa Clarita Area of Benefit. The District will be reimbursed the costs it advances, including any interest charges, from the Area 2 - Santa Clarita Area of Benefit as revenues are collected and from the City of Santa Clarita for the City's proportionate share of fire station facilities financing.

DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - SEPTEMBER 2008

INITIATING PRIORITY YEAR*: 2009-10
TARGET OCCUPANCY: 2011-12**

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2008-09 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 175 Newhall Ranch Santa Clarita Valley	Land Project cost est. Apparatus \$ - - 654,580 <u>654,580</u>		10,000 -11,000 Engine Squad	Negotiations are pending for the developer, Newhall Land and Farming, to construct this station for developer fee credits. Station is to be built within Newhall Land's Landmark Community of Newhall Ranch.
	Total	\$ 654,580		
		\$0		

***Initiating Priority Year** refers to the fiscal year that the land acquisition or construction of the fire station is anticipated to begin.

****Target Occupancy** is approximately one to two years from the actual start of construction.

DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - SEPTEMBER 2008

INITIATING PRIORITY YEAR*: 2010-11
TARGET OCCUPANCY: 2012-13**

TARGET OCCUPANCY - 2012-13				
Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2008-09 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 179 Lyons Ranch Santa Clarita Valley	Land Project cost est. Apparatus Total \$ 8,650,200 493,744 \$9,143,944	 \$0	10,000 Engine	Developer to provide a station site in the Lyons Ranch Project for developer fee credit. Conveyance of the site is anticipated to occur in 2010-11.

*Initiating Priority Year refers to the fiscal year that the land acquisition or construction of the fire station is anticipated to begin.

**Target Occupancy is approximately one to two years from the actual start of construction.

DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - SEPTEMBER 2008

INITIATING PRIORITY YEAR*: 2011-12 and beyond
TARGET OCCUPANCY: 2013-14 +**

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2008-09 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 100 Valley Cyn. Road at Spring Canyon	Land \$ - Project cost est. 8,650,200 Apparatus <u>493,744</u> Total \$9,143,944	\$0	10,000 Engine	Developer, Pardee Homes, to convey a station site for developer fee credits (Tract No. 48086).
Fire Station 177 Newhall Ranch Santa Clarita Valley	Land \$ - Project cost est. - Apparatus <u>1,491,749</u> Total \$1,491,749	\$0	11,500 Engine Quint	Negotiations are pending for the developer, Newhall Land and Farming, to construct this station for developer fee credits.

*Initiating Priority Year refers to the fiscal year that the land acquisition or construction of the fire station is anticipated to begin.

**Target Occupancy is approximately one to two years from the actual start of construction.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - SEPTEMBER 2008**

INITIATING PRIORITY YEAR*: 2012-13 and beyond

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2008-09 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 109 Fox Field Vicinity of 40th Street West and Avenue G	Land \$ 212,500 Station Dev. Cost 8,650,200 Apparatus 493,744 Total \$9,356,444	\$0	10,000 Engine	
Fire Station 113 70th Street West and Avenue K-8 City of Lancaster	Land \$ - Station Dev. Cost 8,650,200 Apparatus 493,744 Total \$9,143,944	\$0	10,000 Engine	Developer to provide a site.
Fire Station 133 Gate-King Ind. Park South of Hwy. 126 near Eternal Valley Memorial Park City of Santa Clarita	Land \$ - Project cost est. 8,650,200 Apparatus 493,744 Total \$9,143,944	\$0	10,000 Engine	Gate-King Industrial Park development. Land to be provided by the developer for developer fee credits.
Fire Station 138 Tesoro Del Valle Santa Clarita Valley	Land \$ - Project cost est. 8,650,200 Apparatus 493,744 Total \$9,143,944	\$0	10,000 Engine	Development is north of Copper Hill by San Francisco and Seco Cyn. Developer to provide a station site for developer fee credits (Tract No. 51644). The station site on the tentative tract map approved in the 1990s no longer meets Fire Dept. requirements for a station site. Negotiations are underway with the owner to relocate the station site.
Fire Station 178 (formerly FS 137) Stevenson Ranch, Phase V Santa Clarita Valley	Land \$ - Project cost est. 9,082,710 Apparatus 493,744 Total \$9,576,454	\$0	10,000-11,000 Engine	Negotiations are pending for the developer, Newhall Land and Farming, to construct this station for developer fee credits.
Temporary Fire Station 180 Northlake Santa Clarita Valley	Land \$ - Project cost est. 1,600,000 Apparatus 493,744 Total \$2,093,744	\$0	2,400 Engine	The temporary station will be put into operation until the final phase of the Northlake Project is complete and the permanent station is operational.

INITIATING PRIORITY YEAR*: 2012-13 and beyond

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2008-09 Amt. Budgeted/ Funding Source	Size (Sq. Ft.) Equipment and Staffing	Comments/Status
Fire Station 196 Rancho Del Sur Lancaster	Land Project cost est. \$ - Apparatus 8,957,282 493,744 Total \$ 9,451,026	\$0	10,000 Engine	Project developer, Standard Pacific Homes, to convey site for fire station.
East Calabasas area between Stations 68 and 69	Land Project cost est. \$ 1,306,745 Apparatus 8,650,200 493,744 Total \$10,450,689	\$0	10,000 Engine	Development in this area is limited at this time and construction will not commence until substantial development occurs.

*Initiating Priority Year refers to the fiscal year that the land acquisition or construction of the fire station is anticipated to begin.

**Target Occupancy is approximately one to two years from the actual start of construction.

**2008 DEVELOPER FEE UPDATE
FEE CALCULATION SUMMARY**

Developer Fee Cost Component	AREA OF BENEFIT 1 (MALIBU/SANTA MONICA MTS.) AND THE CITY OF CALABASAS			AREA OF BENEFIT 2 (SANTA CLARITA VALLEY)			AREA OF BENEFIT 3 (ANTELOPE VALLEY)		
	Calculated Cost	Proportionate Fire Station Share	Cost Applied	Calculated Cost	Proportionate Fire Station Share	Cost Applied	Calculated Cost	Proportionate Fire Station Share	Cost Applied
Average Land Cost	\$1,306,745	100.00%	\$ 1,306,745	\$1,155,000	100.00%	\$ 1,155,000	\$212,500	100.00%	\$ 212,500
Station Development Costs	\$8,650,200	100.00%	8,650,200	\$8,957,282	100.00%	8,957,282	\$8,957,282	100.00%	8,957,282
Admin./Interest Cost	n/a			\$838,679	16.67%	139,808	n/a		
Engine Cost	\$493,744	100.00%	493,744	\$493,744	100.00%	493,744	\$493,744	100.00%	493,744
Quint Cost	\$998,005	20.95%	209,082	\$998,005	20.95%	209,082	\$998,005	20.95%	209,082
Squad Cost	\$160,836	32.80%	52,754	\$160,836	32.80%	52,754	\$160,836	32.80%	52,754
Administrative Costs	\$306,670	33.3333%	102,223	\$306,670	33.3333%	102,223	\$306,670	33.3333%	102,223
	Total Cost Per Station		\$10,814,748	Total Cost Per Station		\$11,109,893	Total Cost Per Station		\$ 10,027,585
	Total Square Feet of Development per Station		11,633,307	Total Square Feet of Development per Station		11,633,307	Total Square Feet of Development per Station		11,633,307
	Developer Fee Amount Per Square Foot		\$ 0.9296	Developer Fee Amount Per Square Foot		\$ 0.9550	Developer Fee Amount Per Square Foot		\$ 0.8620

**CONSOLIDATED FIRE PROTECTION DISTRICT
DEVELOPER FEE FUNDS
2007-08 FISCAL YEAR-END REPORT**

	Developer Fee Area of Benefit 1 LACoFD - 50201 DA 7 Santa Monica Mtns. ^(a)	Developer Fee Area of Benefit 2 LACoFD - 50202 DA 8 Santa Clarita Valley ^(b)	Developer Fee Area of Benefit 3 LACoFD - 50203 DA 9 Antelope Valley ^(c)
Fiscal Year 2007-08 Beginning Balance	\$1,219,159.15	\$7,106,091.44	\$16,666,023.18
Total Developer Fee Revenue Collected ^(d)	994,746.40	291,652.14	2,257,176.48
Total Interest Earned	50,054.35	266,023.97	613,002.87
Total Fund Expenditures	-	(5,158,482.86) ^(e)	(168,766.36) ^(f)
Total NSF Checks	-	-	(2,716.66)
Total Refunds	-	(9,786.22)	(14,168.17)
Fiscal Year 2008-09 Beginning Balance*	\$2,263,959.90 ^(g)	\$2,495,498.47 ^(h)	\$19,350,551.34 ⁽ⁱ⁾

(a) Includes all of the unincorporated area within Area of Benefit 1 and the cities of Agoura Hills, Calabasas, and Malibu. Agoura Hills collects developer fees and transfers the revenue to the Consolidated Fire Protection District (District) when requested by the District. The District collects developer fees for the cities of Malibu and Calabasas.

(b) Includes all of the unincorporated area within Area of Benefit 2 and the City of Santa Clarita. Santa Clarita collects developer fees and transfers the revenue to the District upon request by the District for reimbursement of funds expended.

(c) Includes all of the unincorporated areas within Area of Benefit 3 and the City of Lancaster. Lancaster collects developer fees and transfers the revenue to the District on a quarterly basis.

(d) The developer fee rate in Fiscal Year 2007-08 was as follows: Area of Benefit 1 = \$.9223; Area of Benefit 2 = \$.9341; Area of Benefit 3 = \$.8546.

(e) Expenditures were for the development of Fire Stations 104, 108, 128, 132, 143, 150, and 156.

(f) Expenditures were for the development of Fire Station 142 in the southern Antelope Valley area.

(g) Funds to be used to reimburse the District for the development of Fire Station 89 in the City of Agoura Hills which was completed in 2006.

(h) Funds to be used to fund Fire Stations 108, and 128. Future developer fee revenues will be used to complete these facilities.

(i) Funds to be used for land acquisition for two fire station sites in the unincorporated Palmdale area which is anticipated to occur in Fiscal Year 2008-09, a site for Fire Station 142 in the Acton/Agua Dulce area, and for the development of Fire Station 174 in Neenach for which land acquisition is anticipated to occur in Fiscal Year 2008-09 and for the development of Fire Station 174 in Neenach for which land acquisition is expected to occur in Fiscal Year 2008-09.

* Based upon the Developer Fee Detailed Fire Station Plan dated October 2008 and the 2008 Developer Fee Update Fee Calculation Summary, there is a reasonable relationship between the Developer Fee and the purpose for which it is charged.